



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3013842
Applicant Name: Dave Biddle
Address of Proposal: 6856 – 27th Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are: A) 3,750 sq. ft., B) 3,757.5 sq. ft. and C) 4,559 sq. ft. Existing structure at 6852 - 27th Ave NE to remain and structure at 6856 - 27th Ave NE to be removed.

The following approval is required:

Short Subdivision - to create three parcels of land. (Chapter 23.24, Seattle Municipal Code).

BACKGROUND INFORMATION

Zoning: Single Family 5000 (Single Family with a minimum lot area requirement of 5,000 sq. ft.)

Public Comment:

Public notice was provided on August 23, 2012, and was extended to September 19, 2012, by public request. A second public notice was provided on September 6, to correct an addressing error in the original notice, and it was extended to October 3, 2012. Several public comments were received.

Site Description:

The property currently consists of two parcels, addressed 6852 and 6856 - 27th Ave NE. The property addressed 6852 – 27th Ave NE has an area of 5,007 sq. ft. and is developed with a single family residence (to remain), and 6856 – 27th Ave NE has an area of 7,059 sq. ft. and is developed with an existing single family residence (to be demolished).

The site abuts 27th Ave NE on the west and NE 70th St. on the north. Twenty-seventh Ave NE is open and improved with curbs and sidewalks, and NE 70th St. is partially vacated and developed with a pedestrian pathway. The east and south property lines abut single family residences in single family zones.

There are no mapped or observed Environmentally Critical Areas (ECAs) or ECA buffers on the subject site.

ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouse, roughhouse, and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Low-rise zones and for single-family dwelling units in Low-rise zones, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
 - c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
 - d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23. 53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from DPD and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

There are several trees on the property, as shown on the survey. The applicant provided a Tree Inventory prepared by a Certified Arborist (dated September 24, 2012) which describes thirteen trees on-site including information such as genus and species, size and condition. One of these trees, a Cornus Florida (Flowering Dogwood) meets the criteria to be designated as an Exceptional Tree pursuant to DPD Director's Rule 16-2008. The applicant has provided a tree protection plan for the Flowering Dogwood. The tree protection area must be shown on the final plat prior to recording. Several other large trees fall within the area designated on the plat as an "8' No Build Area Easement" between proposed parcels B and C. This easement serves as a side yard easement for the properties and has been recorded under King County Recording No. 20121018001334. The requirement that the plat maximize retention of trees is met.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**.

Signature: _____ (signature on file)
Molly Hurley, Senior Land Use Planner
Department of Planning and Development

Date: December 6, 2012